

# \$394,900 - 504, 32 Varsity Estates Circle Nw, Calgary

MLS® #A2203575

**\$394,900**

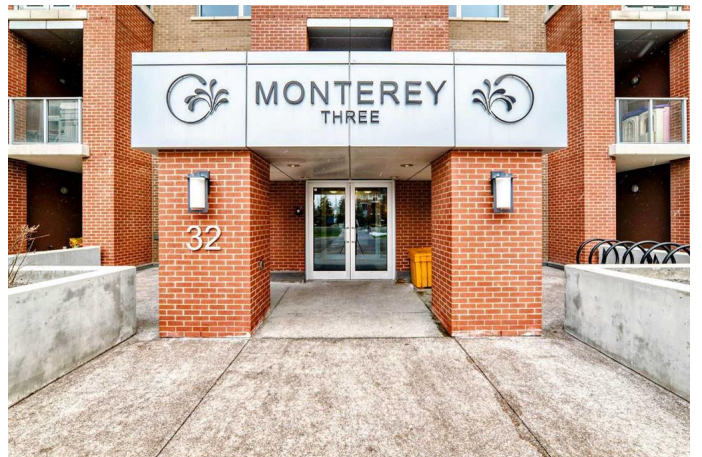
1 Bedroom, 1.00 Bathroom, 730 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to a spacious 1 bedroom condo w/ solarium in the newest building in the Groves of Varsity. This well appointed condo is situated on the 5th floor with unobstructed views to the east. The kitchen has granite counter tops, cream cabinets and SS appliances. There is ample counter top space along with a raised island to sit at. The living + dining room have pristine hardwood floors. The living room has floor to ceiling windows that let in a lot of natural light. The primary bedroom is large and can accommodate a king size bed + additional furniture. There is a walk in closet that leads to a 4 piece bathroom. On the east side of the unit there is a 95 sq ft office/solarium that has views to the east. The unit has stacked laundry along with some shelving/storage on the side of the appliances. The unit comes with a titled parking spot (no car on one side) and an assigned storage unit. There is a fitness centre in building 2 (top floor) that has a roof top patio for hosting guests and BBQing. The complex is a short walk to a city bike path and an off leash dog park. In addition, it is walking distance to Crowchild Square, Euphoria Coffee/medical centre and a short walk to Dalhousie c-train station and the large plaza. Also, a short drive to Market Mall and University District.

Built in 2016

## Essential Information



MLS® #	A2203575
Price	\$394,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	730
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	504, 32 Varsity Estates Circle Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y1

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Roof Deck, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	12

### **Exterior**

Exterior Features	Uncovered Courtyard
-------------------	---------------------

Construction      Brick, Concrete, Metal Siding, Mixed

### **Additional Information**

Date Listed      March 18th, 2025

Days on Market    20

Zoning            DC

### **Listing Details**

Listing Office      RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.